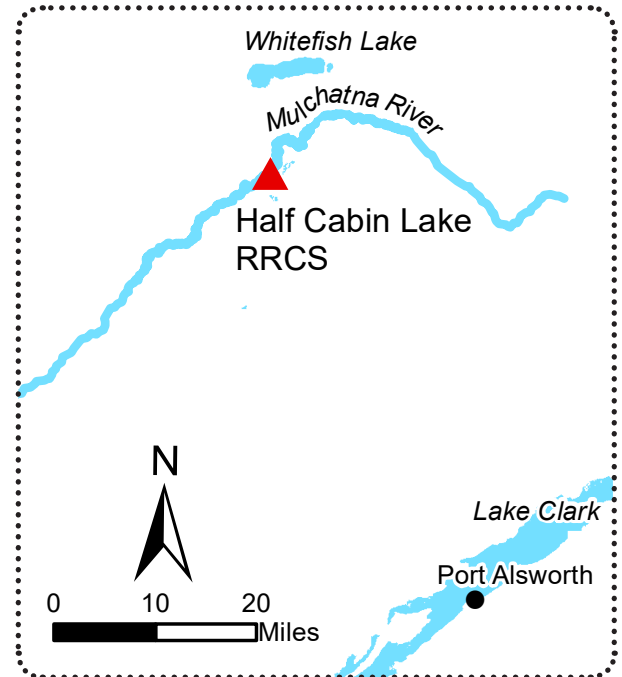




Half Cabin Lake RRCS



Looking west across the Mulchatna River at Half Cabin Lake.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1081	233149	B	15.300	\$29,800
1082	233151	D	12.920	\$26,700

WHY BUY?

The Half Cabin area offers recreational opportunities including boating, snowmachining, hunting, and fishing.

LOCATION

Half Cabin RRCS is located along the Mulchatna River, approximately 120 miles west of Kenai and 40 miles northwest of Lake Clark, within the Lake and Peninsula Borough.

ACCESS

Access is by boat or fly-in to land or floatplane accessible lakes. Overland access via State owned lands may also be available by ATV or snowmachine. Summer access may be limited by wet trail conditions.

UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

LOCAL GOVERNMENT

This area is within the boundary of the Lake and Peninsula Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.

NOTES

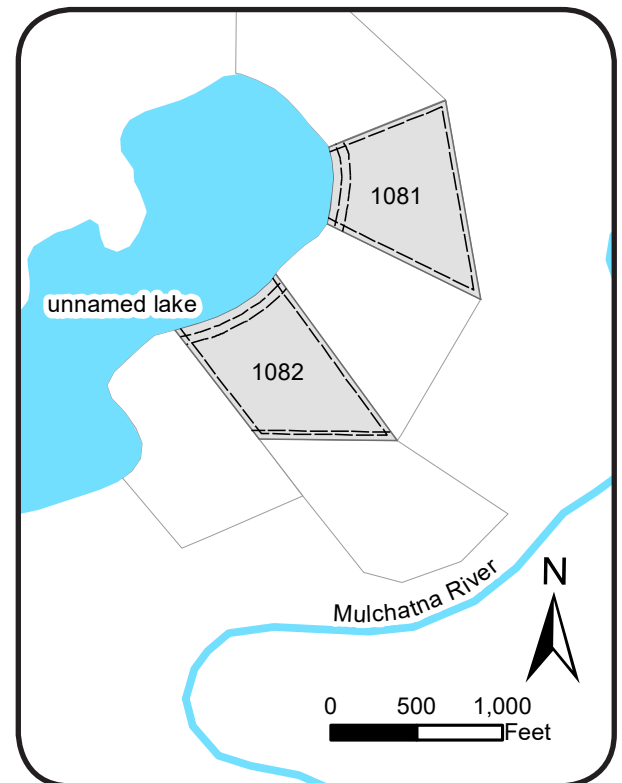
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

SURVEY & MTRS

Half Cabin Lake RRCS is survey ASLS 2016-11, located in S008N032W05. The survey has been recorded as plat 2018-2 in the Iliamna Recording District.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.